

00538360/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NATIONSTAR MORTGAGE LLC

vs.

RICHARD G. PRUNER AND SUSAN B. PRUNER,  
HUSBAND AND WIFE; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS INC. ("MERS") AS  
NOMINEE FOR FLAGSTAR BANK FSB; FLAGSTAR  
BANK FSB; EVERGREEN BANK; 2200 RESIDENTIAL  
ASSOCIATION; JOHN AND JANE DOES, I THROUGH  
V, OCCUPANTS OF THE SUBJECT REAL PROPERTY,  
AND ALL OTHER PERSONS OR PARTIES  
UNKNOWN, CLAIMING ANY RIGHT, TITLE,  
INTEREST, LIEN OR ESTATE IN THE PROPERTY  
HEREIN DESCRIBED

SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY

CAUSE # 13-2-31433-9 SEA

JUDGMENT RENDERED ON 10/24/2014  
ORDER OF SALE ISSUED: 11/21/2014  
DATE OF LEVY: 12/05/2014

TO: RICHARD G. PRUNER AND SUSAN B. PRUNER, (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**2121 TERRY AVENUE, #1800, SEATTLE, WA 98121**

UNIT N1800, 2200 RESIDENTIAL, A CONDOMINIUM ACCORDING TO THE CONDOMINIUM  
DECLARATION RECORDED UNDER RECORDING NUMBER 20060929000069, AND  
AMENDMENTS THERETO, AND SURVEY MAP AND PLANS FILED UNDER RECORDING  
NUMBER 20060929000068 IN VOLUME 223 OF CONDOMINIUMS, PAGE(S) 41 THROUGH 76,  
INCLUSIVE, IN KING COUNTY, WASHINGTON.  
TAX PARCEL ID: 872975-0300.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: JANUARY 23, 2015**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$1,791,683.52** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE.  
FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on January 23, 2016.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JANUARY 23, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
BISHOP, MARSHALL & WEIBEL, P.S.  
720 OLIVE WAY  
STE 1201  
SEATTLE, WA 98101  
(206) 622-5306